143.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,900 / 786,900
					USE VALUE:	786,900 / 786,900
					ASSESSED:	786,900 / 786,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRKBRIDE JANET ETAL/ TRUSTEES
Owner 2:	63 COOLIDGE ROAD NOMINEE TRUST
Owner 3:	
Street 1:	63 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KIRKBRIDE JANET -
Owner 2:	-
Street 1:	63 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,558 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1751 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5558.000	317,500		469,400	786,900
Total Card	0.128	317,500		469,400	786,900
Total Parcel	0.128	317,500		469,400	786,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.40 | /Parcel: 449.4

Legal Description

User Acct 93035

GIS Ref

GIS Ref

Insp Date 04/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,700	0	5,558.	469,400	787,100	787,100	Year End Roll	12/18/2019
2019	101	FV	243,300	0	5,558.	440,100	683,400	683,400	Year End Roll	1/3/2019
2018	101	FV	259,400	0	5,558.	363,800	623,200	623,200	Year End Roll	12/20/2017
2017	101	FV	259,400	0	5,558.	334,400	593,800	593,800	Year End Roll	1/3/2017
2016	101	FV	259,400	0	5,558.	305,100	564,500	564,500	Year End	1/4/2016
2015	101	FV	253,500	0	5,558.	299,200	552,700	552,700	Year End Roll	12/11/2014
2014	101	FV	253,500	0	5,558.	278,100	531,600	531,600	Year End Roll	12/16/2013
2013	101	FV	253,500	0	5,558.	264,600	518,100	518,100		12/13/2012

!11133!

PRINT

Date	Time
12/11/20	01:20:15

LAST REV

Date	Time
04/09/19	12:28:28
jorourke	
11133	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRKBRIDE JANET	72062-237	1	12/27/2018	Convenience	1	No	No		
HAMPE JAMES W/A	70881-512		4/17/2018		860,000	No	No		
KIRIGIN IVAN/AB	53391-148		8/14/2009		527,500	No	No		
HAMILTON EDMUND	48875-429		1/22/2007		505,000	No	No		
	10483-383		3/12/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2018	1732	Alterati	23,500	C				
11/13/2018	1690	Insulate	1,400	C				
8/14/2018	1162	Wood Dec						12x15 wood deck
6/12/2018	769	Add Bath	31,400					add full bathon 1s
12/6/2011	1584	Redo Bat	12,660	C				
9/8/2009	819	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
4/23/2018	Meas/Inspect	BS	Barbara S
5/3/2012	Info Fm Prmt	MM	Mary M
12/3/2008	MLS	MM	Mary M
11/21/2008	Meas/Inspect	201	PATRIOT
3/14/2007	MLS	HC	Helen Chinal
12/14/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93035
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5558		Sq. Ft.	Site		0	80.	1.06	9									469,393						469,400	

Total AC/HA:	0.12759	Total SF/SM:	5558	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	469,393	Spl Credit		Total:	469,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24965727
Const Adj.:	0.98000199
Adj $ / SQ:	153.083
Other Features:	74050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390091
Depreciation:	72557
Depreciated Total:	317534

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

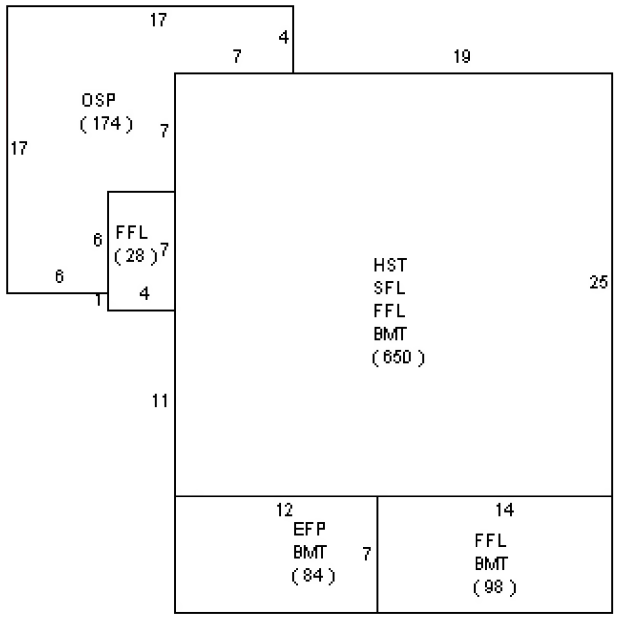
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.08
Special Features:	0	Val/Su Net:	111.76
Final Total:	317500	Val/Su SzAd	181.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	45.920	38,210
FFL	First Floor	776	153.080	118,793
SFL	Second Floor	650	153.080	99,504
HST	Half Story	325	153.080	49,752
OSP	Screen Porch	174	28.010	4,874
EFP	Enclos Porch	84	58.440	4,909

Net Sketched Area:	2,841			Total:	316,042
Size Ad	1751	Gross Are	3166	FinArea	1751

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	